TITLE: FIRE EXTINGUISHER

VERSION: V1.3

DATE PUBLISHED: 7/31/20

DEFINITION: A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.

PURPOSE: Put out a small fire by directing onto it a substance that cools the burning material, deprives the flame of oxygen, or interferes with the chemical reactions occurring in the flame.

NAME VARIANTS: None

COMMON MATERIALS: Metals; Plastic; Steel

COMMON COMPONENTS: Tank; Locking pin; Handle or operating lever; Pressure gauge; Discharge hose and nozzle; Mounting bracket; Fire extinguisher cabinet; Inspection tag

LOCATION: □ Unit Includes, but not limited to: hallways, kitchens, laundry rooms, mechanical rooms □ Inside Includes, but not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms □ Outside Parking garages, breezeways, property exterior, roof tops

MORE INFORMATION: None

DEFICIENCY 1: Fire extinguisher pressure gauge reads over or under charged
LOCATION: □ Unit □ Inside □ Outside

DEFICIENCY 2: Fire extinguisher service tag is missing or expired
LOCATION: □ Unit □ Inside □ Outside

DEFICIENCY 3: Fire extinguisher is missing
LOCATION: □ Unit □ Inside
Deficiency I — Unit: Fire Extinguisher Pressure Gauge Reads Over or Under Charged

Deficiency Criteria: Pressure gauge indicates that the fire extinguisher is over or under charged.

Health and Safety Determination: Life-Threatening
This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

Correction Timeframe: 24 hours
HCV — Correction Timeframe: 24 hours

Rationale:

<table>
<thead>
<tr>
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<th>Category</th>
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<td>Indirect</td>
<td>Resident could be injured because of this condition.</td>
<td>If fire extinguisher pressure gauge reads over or under charged, and there is a fire, then resident may be injured.</td>
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<td>R6</td>
<td>Usability and Operability of Fixtures</td>
<td>Direct</td>
<td>Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.</td>
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Inspection Process:

Observation: - Look at the fire extinguisher and determine if it has a pressure gauge.
- If it does, ensure that the gauge is in the green zone and not discharged or under or over charged.

Request for Help: - None

Action: - None

More Information: - None

Tools or Equipment:

Required: - None

Useful: - None
DEFICIENCY I — INSIDE:  
**FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER CHARGED**

DEFICIENCY CRITERIA: Pressure gauge indicates that the fire extinguisher is over or under charged

HEALTH AND SAFETY DETERMINATION: Life-Threatening  
This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours  
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INSPECTION PROCESS:

- **Observation:**  
  - Look at the fire extinguisher and determine if it has a pressure gauge.  
  - If it does, ensure that the gauge is in the green zone and not discharged or under or over charged.

- **Request for Help:** None

- **Action:** None

- **More Information:** None

TOOLS OR EQUIPMENT:

- **Required:** None

- **Useful:** None

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE
DEFICIENCY I — OUTSIDE:  

**FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER CHARGED**

**DEFICIENCY CRITERIA:** Pressure gauge indicates that the fire extinguisher is over or under charged

**HEALTH AND SAFETY DETERMINATION:** Life-Threatening  
This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**CORRECTION TIMEFRAME:** 24 hours  
**HCV — CORRECTION TIMEFRAME:** 24 hours

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**INSPECTION PROCESS:**

**Observation:**  
- Look at the fire extinguisher and determine if it has a pressure gauge.  
- If it does, ensure that the gauge is in the green zone and not discharged or under or over charged.

**Request for Help:** - None

**Action:** - None

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**Required:** - None  
**Useful:** - None
DEFICIENCY 2 — UNIT:  FIRE EXTINGUISHER SERVICE TAG IS MISSING OR EXPIRED

DEFICIENCY CRITERIA:  The date on the service tag of any fire extinguisher has exceeded one year.

OR

The fire extinguisher tag is missing or illegible.

OR

A non-chargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

HEALTH AND SAFETY DETERMINATION:  Life-Threatening  This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME:  24 hours

HCV — CORRECTION TIMEFRAME:  24 hours

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INSPECTION PROCESS:

- Observation:  Look at a chargeable fire extinguisher and verify the date on the service tag.
- Request for Help:  None
ACTION:  - None

More Information:  - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a random missing tag. The date of the report must be no more than one year from the inspection date.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED:  - None

USEFUL:  - None
DEFICIENCY 2 – INSIDE:  FIRE EXTINGUISHER SERVICE TAG IS MISSING OR EXPIRED

DEFICIENCY CRITERIA:

The date on the service tag of any fire extinguisher has exceeded one year.

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The fire extinguisher tag is missing or illegible.

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CORRECTION TIMEFRAME:  24 hours
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INSPECTION PROCESS:

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- Request for Help:  None
ACTION: - None

More Information: - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a random missing tag. The date of the report must be no more than one year from the inspection date.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None
DEFICIENCY 2 — OUTSIDE:  **FIRE EXTINGUISHER SERVICE TAG IS MISSING OR EXPIRED**

**DEFICIENCY CRITERIA:**

The date on the service tag of any fire extinguisher has exceeded one year.

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**INSPECTION PROCESS:**

**Observation:**
- Look at a chargeable fire extinguisher and verify the date on the service tag.

**Request for Help:**
- None
ACTION: - None

More Information: - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a random missing tag. The date of the report must be no more than one year from the inspection date.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None
DEFICIENCY 3 — UNIT: FIRE EXTINGUISHER IS MISSING

DEFICIENCY CRITERIA: A fire extinguisher is not present in the unit.

HEALTH AND SAFETY DETERMINATION: Life-Threatening
This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours
HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

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INSPECTION PROCESS:

Observation:
- Look along the walls for evidence of a fire extinguisher but no fire extinguisher present such as brackets, signage, and marked cabinets.

Request for Help:
- Ask POA to show all unit fire extinguisher(s).

Action:
- None

More Information:
- Do not consider fire extinguishers that are not positioned for use (e.g., in a maintenance shop or designated storage areas).
- Extinguisher must be in the unit.

TOOLS OR EQUIPMENT:

Required: None
Useful: None
**Deficiency 3 — Inside:**  
**Fire extinguisher is missing**

**Deficiency Criteria:**  
At least one (1) fire extinguisher is not present per floor.

**Health and Safety Determination:**  
Life-Threatening  
This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**Correction Timeframe:**  
24 hours

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**Rationale:**

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**Request for Help:**  
- Ask POA to show all fire extinguisher(s).

**Action:**  
- None

**More Information:**  
- Do not consider fire extinguishers that are not positioned for use (e.g., in a maintenance shop or designated storage areas).

**Tools or Equipment:**

**Required:**  
- None

**Useful:**  
- None
## SUMMARY OF CHANGES

**Title:** Fire Extinguisher  
**Version:** V1.3  
**Date Published:** 7/31/20

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<td>Definition</td>
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<td>Revised rationale categories, types, and explanations; added standardized codes and descriptions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inspection Process</td>
<td>Revised observation, request for help, action, and more information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tools or Equipment</td>
<td>Field added to deficiency</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Deficiency Criteria**  
Revised deficiency criteria

**Health and Safety Determination**  
Revised to “Life-Threatening” determination; added standardized description

**Correction Timeframe**  
Field added; response input as “24 hours”